



GRANT'S
OF DERBYSHIRE

Overdale, 32 Ridgewood Drive, Cromford DE4 3RJ
Offers Around £359,995

Situated on a peaceful cul-de-sac in a popular residential area on the outskirts of the historic village of Cromford is this delightful three bedroomed detached bungalow. Occupying a spacious corner plot in an elevated position, the far reaching views are simply stunning and the beautiful gardens surrounding the property are extremely well maintained. The accommodation itself comprises an entrance hallway, open plan living/dining room, fitted kitchen, spacious sunroom, bathroom and three bedrooms as well as a garage. The property is very well presented throughout and benefits from gas central heating and uPVC double glazing. Viewing highly recommended.



Location

Ridgewood Drive is situated off Intake Lane which is a sought-after location in Cromford, with country walks available on the nearby High Peak Trail which leads to Black Rocks and Middleton Top to the West or Cromford Canal and Meadows to the east, making it ideal for those who enjoy walking, mountain biking and the general outdoors. It is within easy reach of a range of local amenities which include a primary school, post office, restaurants, public houses, church and a renowned bookshop. Matlock is located 3 miles to the north and Wirksworth 2 miles to the south, both of these towns offering a wider range of amenities including shops, schools and leisure facilities. The Peak District National Park is close by and approximately six miles away is Carsington Water with its water sports and leisure facilities. The nearby A6 provides swift onward travel to both the north and south and Cromford has its own railway station allowing easy access to Derby and London St Pancras.

The village of Cromford, a World Heritage Site, was originally developed by Sir Richard Arkwright and is one of the best preserved factory communities of the early Industrial Revolution. Much of the village has been made an Outstanding Conservation Area and many of the buildings have been listed.

Accommodation

To the front of the property is a glazed door opening into the

Entrance Hallway

With doors opening to the kitchen, the sitting room, bathroom and the three bedrooms. There is also access to the boarded and fully insulated attic and double doors open to a built-in cupboard which provides useful storage.

Open Plan Sitting/Dining Room

Lounge Area 11'9" x 11'9" (3.60m x 3.59m)

A delightful, light and airy reception room with coving to the ceiling and the large window to the front aspect taking full advantage of the fabulous outlook. There is an additional window to the side aspect. The Derbyshire stone fireplace provides a pleasant focal point and this houses the electric fire upon a marble hearth.

Dining Area 9'10" x 7'4" (3.02m x 2.24m)

With ample space for a good sized dining table and chairs, this room has a window to the side aspect looking out onto the patio area. To the rear are glazed double doors accessing the sunroom.

Kitchen 10'11" x 9'4" (3.34m x 2.85m)

Having wood effect vinyl flooring, this kitchen is fitted with a good range of wall and base units with work surfaces and matching splashbacks. The inset stainless steel one and a half bowl sink with swan neck mixer tap is situated beneath the window to the rear aspect. Integrated appliances include the Bosch double electric oven and the Bosch four ring gas hob with extractor over. There is space and plumbing available for a washing machine and a dishwasher as well as under counter space for a fridge. To the rear of the room is a glazed door opening to the sunroom.

Sunroom 19'0" x 7'6" (5.80m x 2.29m)

A delightful addition to the home. This spacious sunroom is accessed from the kitchen and the dining area and has doors to either side opening to the exterior. It is lit by both wall and ceiling lights to the pitched roof but enjoys plenty of natural light flooding through the windows to all three aspects. It provides the perfect spot in which to sit and enjoy the peace and tranquility.

Bedroom One 11'1" x 10'4" (3.38m x 3.17m)

The first of the double bedrooms is located at the front of the home and enjoys stunning and far reaching views over Cromford Meadows to the hillsides beyond. The room benefits from a good range of built-in furniture.

Bedroom Two 10'4" x 9'5" (3.17m x 2.88m)

Also a good sized double with built-in furniture. The window to the rear aspect looks out onto one of the patio areas.

Bedroom Three 7'5" x 6'11" (2.28m x 2.11m)

With a window to the front providing an excellent view.

Bathroom 6'11" x 5'10" (2.11m x 1.78m)

Having vinyl flooring, this bathroom is fitted with a

modern four piece suite comprising dual flush WC, pedestal wash hand basin with mixer tap, a panelled bath and a walk-in cubicle with thermostatic shower. To one wall is a ladder style heated towel radiator. The room is lit by inset spotlights and there is an obscured glass window to the rear aspect.

Outside

As the home occupies a corner plot, the outside space is larger than average and would delight any keen gardener. There is a well maintained garden to the front of the home which incorporates a lawned area, raised beds and borders filled with a variety of well established plants, trees and shrubs. Adjacent to this is a driveway and stepped pathway leading up to the garage and to the main entrance.

There is gated access to the right hand side of the bungalow where there is a paved patio area enjoying a good degree of privacy.

A pathway also leads around the left hand side to the rear garden which is fully enclosed by timber fencing.

As well as the sizeable lawn there are planted borders and so many beautiful trees and shrubs. Amongst them are a good number of trees and bushes bearing different fruit including apples and pear, plums, cherries and different berries. There are currently two sheds, both with power and light, and a greenhouse in situ and immediately to the rear of the home is a most pleasant paved patio area.

Garage 18'5" x 10'3" (5.63m x 3.14m)

Accessed via an up and over door to the front and a pedestrian door to the rear, this garage has a window to the side aspect and it benefits from both power and light.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.

Directional Notes

From the traffic lights in the centre of Cromford, take the A6 south towards Derby for a short distance, then take the first right onto Intake Lane. Fork left to stay on Intake Lane, then Ridgewood Drive is the first left. Number 32 is at the head of the cul de sac on the right hand side.







Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

